153.0	0004	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,021,100 / 1,021,100
					USE VALUE:	1,021,100 / 1,021,100
					ASSESSED:	1,021,100 / 1,021,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		CHESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOWSKY COREY & ELIZABETH A	
Owner 2:		
Owner 3:		
Street 1:	24 CHESTER STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	SUAREZ MARIA JOSE & -
Owner 2:	GRACE PATRICK COLIN -
Street 1:	24 CHESTER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,415 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1937, having primarily Wood Shingle Exterior and 2071 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4415.000	579,100		442,000	1,021,100
Total Card	0.101	579,100		442,000	1,021,100
Total Parcel	0.101	579,100		442,000	1,021,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 493.14 | /Parcel: 493.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 101721

GIS Ref

GIS Ref

Insp Date 07/27/18

!12013!

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0004-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	578,500	0	4,415.	442,000	1,020,500	1,020,500	Year End Roll	12/18/2019
2019	101	FV	481,500	0	4,415.	414,300	895,800	895,800	Year End Roll	1/3/2019
2018	101	FV	481,500	0	4,415.	342,500	824,000	824,000	Year End Roll	12/20/2017
2017	101	FV	481,500	0	4,415.	314,900	796,400	796,400	Year End Roll	1/3/2017
2016	101	FV	481,500	0	4,415.	287,300	768,800	768,800	Year End	1/4/2016
2015	101	FV	410,600	0	4,415.	281,700	692,300	692,300	Year End Roll	12/11/2014
2014	101	FV	374,400	0	4,415.	261,900	636,300	636,300	Year End Roll	12/16/2013
2013	101	FV	371,600	0	4,415.	249,200	620,800	620,800		12/13/2012

PRINT

Date	Time
12/11/20	02:08:05

LAST REV

Date	Time
08/15/18	08:42:39
mmcmakin	

PAT ACCT. 12013

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SUAREZ MARIA JO	64113-232		8/21/2014		850,000	No	No		
RYAN ROBERT F &	59424-517		6/29/2012		670,000	No	No		
	16090-246		4/1/1985		150,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/10/2013	663	Add Bath	19,500	C				
4/1/2013	440	Redo Kit	18,000	C				
5/7/2002	359	Addition	37,851	O		G4	GR FY04	ADD SUNROOM/NEW DE
4/15/1998	196	Redo Bat	10,000					REMODEL BATHS
3/9/1995	87	Manual	2,000					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
5/14/2015	SQ Returned	MM	Mary M
4/29/2014	External Ins	PC	PHIL C
6/5/2013	Info Fm Prmt	EMK	Ellen K
5/23/2013	Info Fm Prmt	EMK	Ellen K
9/29/2012	MLS	EMK	Ellen K
3/16/2009	Inspected	345	PATRIOT
1/12/2009	Measured	372	PATRIOT
12/15/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	101721
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4415		Sq. Ft.	Site		0	80.	1.25	9									441,959						442,000	

Total AC/HA: 0.10135 | Total SF/SM: 4415 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 441,959 | Spl Credit | Total: 442,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	OLIVE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.29671097
Const Adj.:	1.03363264
Adj $ / SQ:	167.540
Other Features:	129227
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	607057
Depreciation:	27925
Depreciated Total:	579132

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

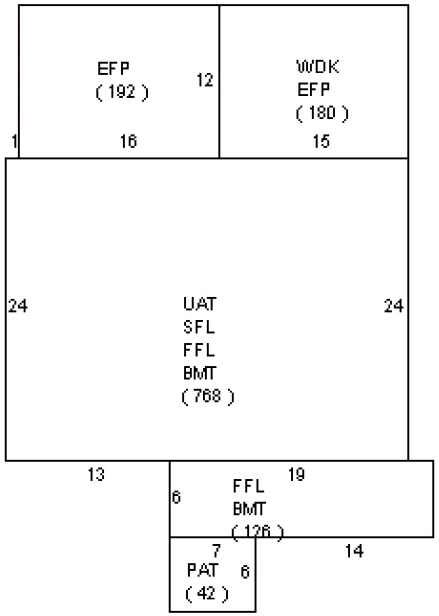
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	202.72
Special Features:	0	Val/Su Net:	175.27
Final Total:	579100	Val/Su SzAd	356.68

SKETCH



Sum Area By Label :
UAT = 768
SFL = 768
FFL = 894
BMT = 894
WDK = 180
EFP = 372
PAT = 42

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	894	80.420	71,895
FFL	First Floor	894	167.540	149,781
SFL	Second Floor	730	167.540	122,237
EFP	Enclos Porch	372	35.710	13,282
UAT	Upper Attic	192	67.020	12,867
WDK	Deck	180	11.940	2,150
PAT	Patio	42	6.200	260

	Net Sketched Area:	3,304		Total:	372,472
Size Ad	1623.5999	Gross Are	3918	FinArea	2071

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0004-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	